

**DOWNTOWN  
DALTON  
HISTORIC  
DISTRICT**



**REHABILITATION GUIDELINES**

# REHABILITATION GUIDELINES

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DALTON, GEORGIA

For:

THE HISTORIC PRESERVATION COMMISSION  
CITY OF DALTON, GEORGIA

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\*\* These documents are available for your review at the  
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## INTRODUCTION

Over the past several years, much attention has been given to the Downtown Dalton Area and the preservation of the buildings and architecture within this area. As a result of continued effort by many local business people, community leaders, and the City of Dalton Government, new life and dollars have been generated within the Downtown Area.

In order to generate this new enthusiasm, the downtown area had to be made more appealing to the shoppers and business people who would work there. To accomplish this, more people would need to be attracted to the area by offering an improved environment, easier accessibility, ample parking, and a general appearance of new life in the downtown area.

The Dalton Downtown Development Authority was formed to help generate funding and give property owners an incentive to upgrade their buildings. The DDDA has also sponsored many workshops and seminars to help establish and promote orderly revitalization of the downtown area. As a result of the efforts of the DDDA, a great deal of renovation has resulted in this area.

Because of this new enthusiasm, an orderly process to help preserve the character of Downtown Dalton had to be initiated. Therefore, the Dalton City Council established the Historic Preservation Commission whose purpose is to establish historic districts in the City of Dalton and to oversee any alterations or changes to buildings and/or sites within these districts and to help maintain the true character of the historic districts. The Commission solicited the services of an architectural firm as consultants to prepare a set of guidelines to be used as the standard for review of all projects within the district. Also the Commission will develop and distribute materials to help educate and inform the public of preservation efforts and funds available.

The Commission will always strive to educate the public rather than to regulate. It will provide applicants with rehabilitation information for orderly growth and development within the district.

# HOW TO USE THESE GUIDELINES

The Rehabilitation Guidelines are written both as an informative booklet dealing with the history and the architectural style present within the Historic District and as a guideline for any construction within the District.

This booklet should first be read to familiarize yourself with the elements that are present in the traditional "Downtown Architecture" as well as specific items relating to your construction plans (also refer to the Process Chart and the Secretary of the Interior Standards found in the appendix). Once you have become familiar with this guideline and have decided the scope of your project, the following questions should be reviewed:

1. What style is my building ? (see Section C - Styles)
2. Are my rehabilitation plans compatible with the stylistic features of my building and have I retained these features ?
3. How does my building relate to the original "Downtown Architecture" around me ? (see Section C - Why Preserve ?)
4. Are my plans in keeping with existing materials, setbacks, street rhythm, massing, etc... ? (see Section D - New "Infill" Construction)
5. Have my plans changed or altered the original design of the building and if so, why ?
6. Has my building been previously been remodeled with a "theme design"; that is, has the original facade been covered over with materials that are not appropriate to the Historic District ?
7. If the building has been covered, does any of the original facade still exist and are any architectural details present on the building ?
8. Are the original building materials deteriorated ? (doors, windows, masonry, etc.- see Section D)
9. How will signs and/or awnings be used ?

# HISTORY OF DOWNTOWN DALTON

Preserve the Past and Plan for the Future

by Mary Gene Dykes, Chrm.  
Historic Preservation Com.

Dalton, Georgia is the County Seat of Whitfield County and has been a major trade center since its inception in the 1830's when Cherokee Indians and early settlers traveled from north to south and east to west giving the town the name Cross Plains. The center of Cross Plains was where West Morris Street (the road to Spring Place) joins Thornton Avenue (the road to Ross's Landing, now Chattanooga). At this intersection grocers, taverns, the Post Office, blacksmiths, dwellings and a log church were built along Chief Red Bird's race track (now Highway 41 & Thornton). The town remained in Murray County until 1852.

In 1847 Edward White, manager of a New England syndicate, founded Dalton and named it for his mother, Mary Dalton, daughter of General Tristram Dalton, one-time Speaker of the House of Representatives of Massachusetts. He had the town incorporated, laid out roads and set aside areas for parks, schools, churches and other public buildings. The streets are laid out in a grid pattern, with the main ones being a mile in length and a hundred feet wide, naming them for prominent citizens.

Our history books tell us that this was a well watered land with lovely forests and streams having two railroad systems, making it a trade route until this day. The old Western and Atlantic Depot stands in the geographic center of Downtown Dalton helps remind citizenry of the trade center that Dalton once was. The city limits were measured from a circle of nail heads, centered with a gold spike, located in the depot with a radius of one mile from this spike. The Italianate Style building is awaiting a developer to restore the interior but grants and gifts have restored the roof and exterior.

The Civil War took its toll on Dalton as churches and homes were destroyed. The Confederate General Joseph E. Johnston had his headquarters on Selvidge Street and many of the homes were used as hospitals for both sides. A statue of General Johnston stands in Downtown Dalton.

Dalton has always been a center for industry. Two of the earlier ones were the Manly Jail Works and the Crown Cotton Mill. The carpet industry has become the main form of employment for the area growing from a home craft of tufting bedspreads. Ladies of the area helped meet the depression of the late twenties by tufting bedspreads, thus starting a multi-million dollar industry. It is now developed to tufting carpets and has placed Dalton as the Carpet Capital of the World.

Dalton has long been a town of culture, education and religion boasting theaters, opera houses, colleges, early public schools and now a branch of the University of Georgia, Dalton Junior College.

The City of Dalton has always been progressive in government and is concerned with historic preservation of important buildings to help remind us of the past and of the importance of revitalization for the future. In late 1984, the Historic Preservation Commission became an official arm of the City Council and serves as a review board for the Dalton Downtown Development Authority as they provide facade Reimbursement loans.

With the Commission established, a Historic Preservation Ordinance was adopted and the Certified Local Government designation was awarded by the Georgia Alliance of Preservation Commissions as was also the first Main Street City Award from the Georgia Trust. Dalton also received a matching Survey and Planning Grant from the Department of Natural Resources, Historic Preservation Section in the amount of \$9,500. This grant was to be use to conduct a survey with goals to identify significant historic properties and develop plans to set up historic districts.

Education of the Commission and the public has been a major factor in the effort and consultants have contributed their expertise to help accomplish this. Commission members have met with civic and social groups, have used students and Eagle Scouts in deed research and have attended workshops and siminars to develop awareness and preservation skills. The results of the survey of the Historic District may lead to the placing of this and other districts on the National Register of Historic Places.

Dalton is a progressive town in all endeavors and will continue to grow in awareness of the past, revitilizing the future and making it a better place ecomically, culturally and in the matter of conservationof resources, both natural and built.

## ARCHITECTURE OF DALTON

## .....Why Preserve?

Each community has its own identity and Dalton is no exception. So often a community's identity is visible in its structures, monuments, parks, and places where historic events have occurred. These can create a special sense of time and place.

These reminders can be seen not only in individual structures, but are also visible in downtown as a whole. The architectural style of Downtown Dalton cannot be classified into a particular era of design, but the style that exists in the downtown should be thought of as a whole with each individual building contributing its own design features to the overall design. Downtown architecture is further discussed in Section D of these Guidelines.

Downtown Dalton is a symbol for the community. A well done, historically renovated storefront sends a message that a traditional, well established business is located there. Downtown can very often be a stimulus for small business because of lower overheads as a result of lower rents. The proper rehabilitation of a building is critical to the "downtown architecture" since each building is portion of the overall scheme of downtown architecture. If a building is not renovated properly, it will detract from the overall appearance of the downtown area.

When planning your project, walk down Hamilton Street and look at your building trying to picture it fitting into the overall pattern of the entire block. Try to picture your building as it was originally designed and visualize how it could be rehabilitated to best fit into the rhythm of downtown architecture. It should definitely not be out of step with the other buildings.





By an ongoing effort by all concerned property owners and merchants within the Historic District, we will not be limited to merely looking at pictures in future years to enjoy the historic architecture of Downtown Dalton.

In order to better understand the architecture of your particular building, the remainder of this Section will discuss many of the architectural styles which can be seen within the Downtown Dalton Area.

# Styles

## INTRODUCTION

Downtown Dalton consists of a wide range of commercial and civic buildings representing local interpretations of architectural styles popular in America over the last 100 years. Several factors have influenced the design of Dalton buildings.

In a commercial area where buildings are densely situated, the threat of fire became an important design factor. Early wooden buildings were gradually replaced by brick buildings. The Sanborn Fire Insurance Company drew detailed maps of the fireproof qualities of Dalton buildings in 1885, 1903, 1908, 1914 and 1925.

Many of the materials used in Dalton buildings were manufactured locally. The Dalton Foundry and Machine Company which made metal columns and architectural details for storefronts was listed on the 1885 Sanborn map. The Manley Machine Co. created the metal window hoods found on the J&J Pharmacy building. The decorative stone work on the King Hardware Store and other Victorian buildings may have been the work of the stonemason who had a business at 566 Hamilton Street in 1897. The Hill Marble Co. was located at 47 N. Hamilton in 1914 when many marble buildings were constructed downtown. Dalton also had several woodworking companies and a brick-making factory.

Another factor in the design of downtown buildings is the associative value of architectural styles. Some styles were chosen for what they would evoke. For example, the Renaissance style was appropriate for banks because the history of banking, as we know it, began in Italy during the Renaissance. The Colonial Revival style was thought of as patriotic and was often used for public buildings as illustrated on Dalton's Post Office and City Hall. The Art Deco style with its creative and unusual appearance was typically utilized on theaters.

The function of a building is often indicated by its shape. Depots are usually long and rectangular and have overhanging roof lines. Public buildings are usually monumental, freestanding, landscaped, and have a central stair leading to the entrance. Commerical buildings usually have flat roofs, have common party walls, have decorative details at the cornice and have large plate glass windows on the first floor.

In form, downtown Dalton developed in a linear fashion, parallel to the railroad tracks along Hamilton Street. From there it expanded eastward on a modified grid plan with rectangular blocks of varying sizes. Generally, the further away from the depot, the larger the blocks became. It is a densely developed area with broad streets, sidewalks, shade trees, and public sculpture. Buildings vary greatly in scale, materials, color, and function. For over 100 years it has been the focus of civic, commercial and social activity for the City of Dalton. Preservation of its significant features is the goal of these Design and Renovation Guidelines.

DOWNTOWN DALTON ARCHITECTURAL STYLES can be classified into the following periods of time:

ANTEBELLUM (prior to the Civil War)

- A. ITALIANATE

VICTORIAN ERA (1870-1910)

- A. ROMANESQUE
- B. RENAISSANCE

HISTORICAL REVIVAL (1910-1940)

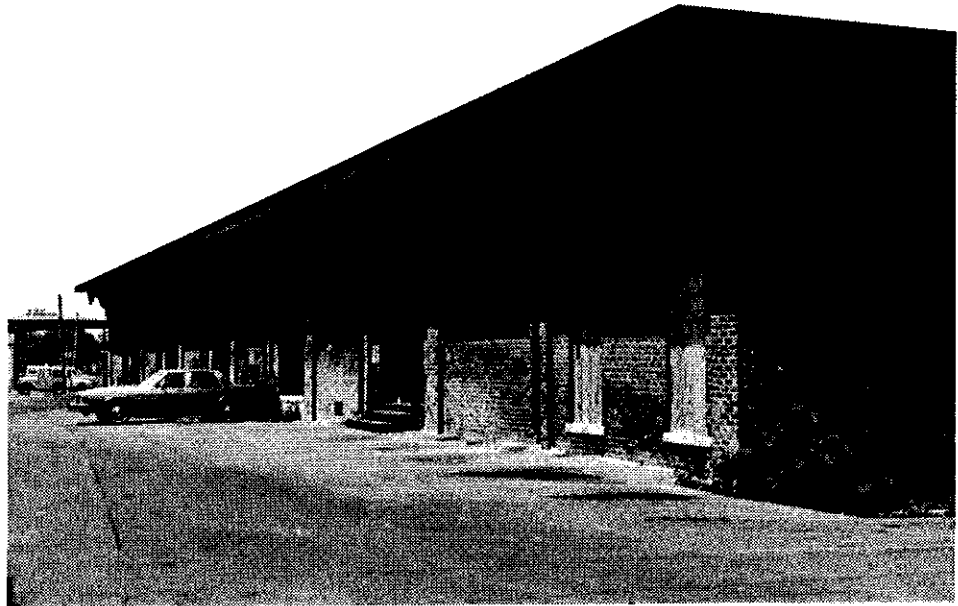
- A. COLONIAL REVIVAL
- B. CLASSICAL REVIVAL
- C. ITALIAN VILLA REVIVAL

MODERNISTIC (1920-1950)

- A. ART DECO
- B. INTERNATIONAL
- C. NEOCLASSICAL
- D. CRAFTSMAN

## ITALIANATE

Example:

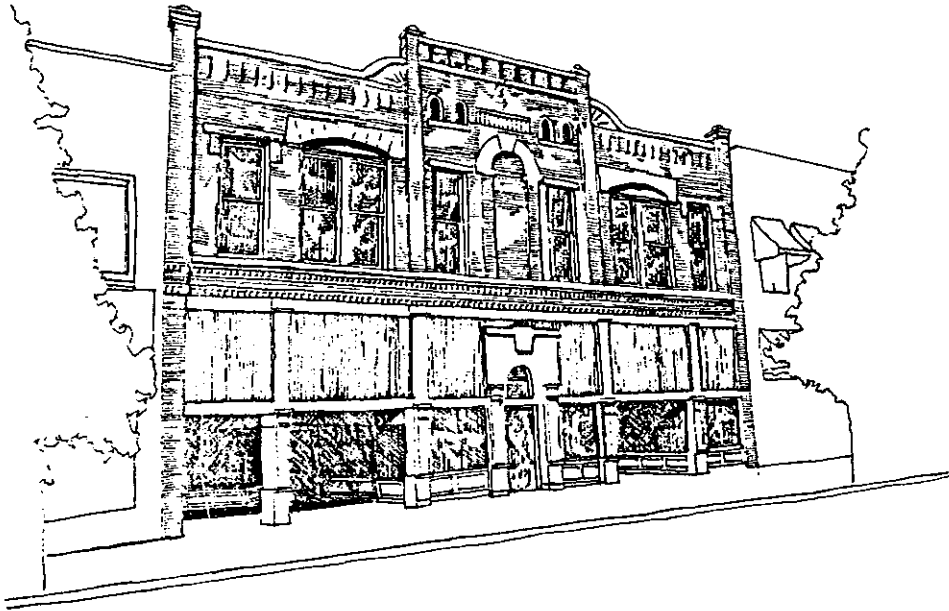


Features:

1. Rectangular shape
2. Wide overhanging eaves supported by brackets.
3. Combination of materials- wood, stone, brick.
4. Classical details- doric pilaster (flat columns), which gives vertical emphasis.
5. Combination of arched openings and tall rectangular windows.

## VICTORIAN ERA

(1870-1910)



Single and multi-story brick buildings ornamented with a colorful combination of materials, shapes and textures. They are overall vertically shaped buildings. Windows come in a variety of shapes and sizes with large panes of glass. Surface has a three-dimensional decorative texture with decorative details focusing around roof line.

## V I C T O R I A N   R O M A N E S Q U E

Example:



Features:

1. Tall, vertical facades with an irregular roof line.
2. Colorful combination of materials- brick, stone, metal and wood.
3. Surface of building has a three-dimensional texture with brick corbeling and stone.
4. Pronounced arched openings supported with columns.
5. Windows vary in shape and size.

## RENAISSANCE REVIVAL

Example:



Features:

1. Balanced, symmetrical rectangular shape.
2. Formal classical details at ground level. Windows are framed in stone by ionic pilasters and a pediment.
3. Building is divided into several horizontal planes by use of string course and different window shapes at each level.



## HISTORICAL REVIVAL ERA

(1910-1940)



These buildings come in a variety of shapes and sizes designed to copy styles of another era. Materials and details vary according to style. Often they are free-standing or corner building which look more like residences than commercial buildings.

## COLONIAL REVIVAL

Example:



Features:

1. Symmetrical, free-standing, rectangular buildings with gable or hip roofs - often with a cupola.
2. Windows have small panes of glass - usually 9 over 9 or 12 over 12.
3. Classical details such as columns, dentil motif, pediments or fanlights over openings.

## CLASSICAL REVIVAL

Example:



Features:

1. Symmetrical, square building
2. Smooth white marble, classical details in low relief
3. Flat roof line

## ITALIAN VILLA REVIVAL

Example:



Features:

1. L-shaped building with vertical tower-like shape
2. Roof has projecting eaves supported by brackets and balcony.
3. Smooth building surface
4. Variety of arched openings and motifs

## MODERNISTIC ERA

(1920-1950)



Horizontal rectangular shaped buildings with a flat roof-line. Smooth surface with little or no ornamental features. Usually constructed of one material.

## ART DECO

Example:



Features:

1. Linear hard-edge angular composition with a vertical central portion.
2. Interesting bizarre arrangement of shapes with three tiers or set backs.
3. Flat shiny surface made of large ceramic tiles, metal ornamentation.

## INTERNATIONAL STYLE

Example:

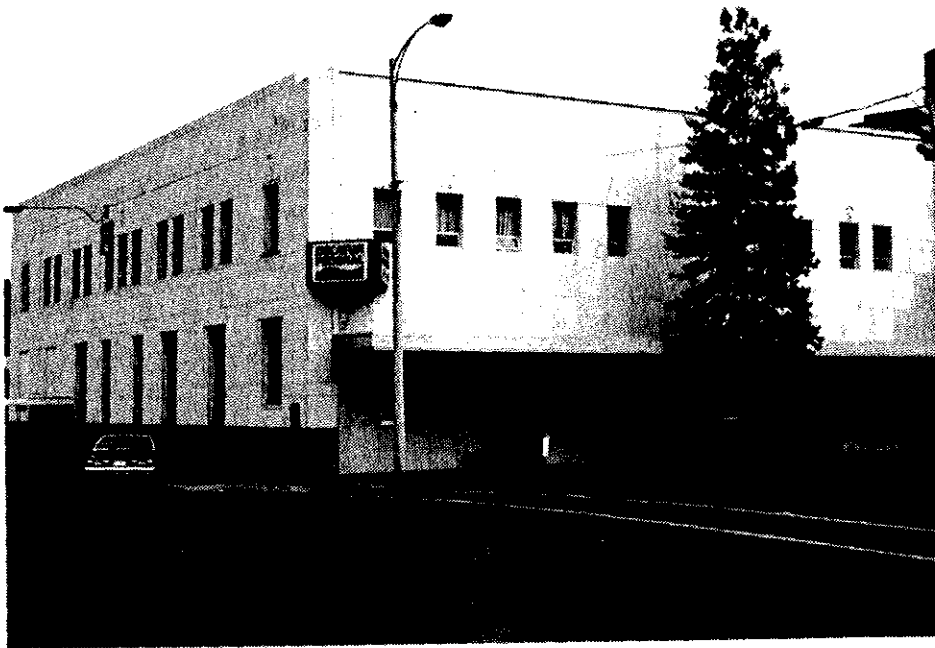


Features:

1. Smooth surface with no ornament
2. Windows grouped together to form a horizontal band

## NEOCLASSICAL STYLE

Example:



Features:

1. Large scale rectangular shape with flat roof
2. Smooth stone surface with little decoration
3. Metal windows with glass divided into geometrical shapes



## CRAFTSMAN      STYLE

Example:

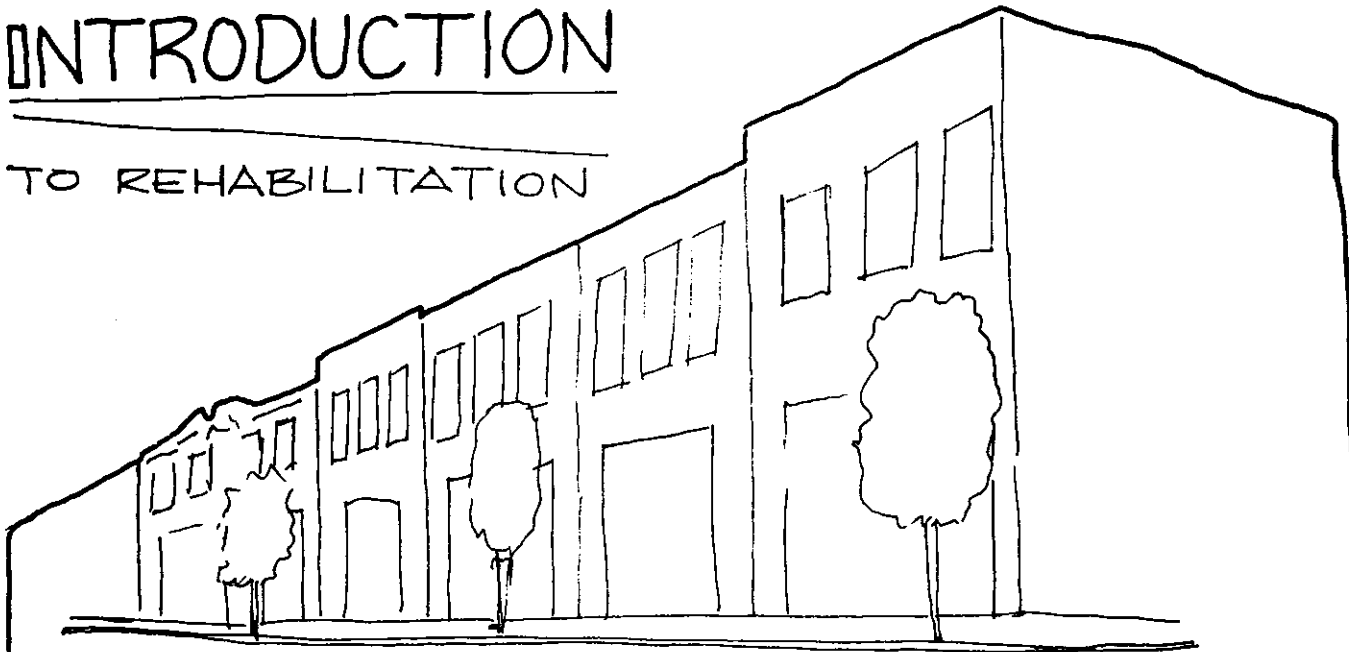


Features:

1. One story, small-scale, horizontal rectangular shape with flat roof line.
2. Colored and textured brick laid in decorative patterns
3. Flat surface with a horizontal panel defined above shop. In-laid geometric shapes.

# INTRODUCTION

## TO REHABILITATION



With the establishment of the Dalton Downtown Development Authority, many incentives have become available to the downtown property owners to encourage the renovation of their building. This has created so much activity in the downtown area, the Historic Preservation Commission was established to help identify and preserve historically significant buildings within the downtown area and assure that any changes will benefit, not harm, the district. In order to accomplish this, the Commission has adopted the Secretary of the Interior's Standards for Rehabilitation and the following guidelines.

The goal of these guidelines is not to prevent change. Rather, the goal is to encourage a sensitive and appropriate change. The existing downtown area is the product of many years of different architectural styles, building materials, and construction techniques. It should be noted that good design of older buildings never goes out of style, while the currently fashionable facade "improvements" will become outdated after only a few years. These guidelines are written to encourage renovation without gimmicks or themes, which will build upon resources which already exist in downtown Dalton; to draw upon the strength of the traditional Main Street. Each building is not actually individual; it is instead a portion of an overall scheme.

# ARCHITECTURAL TRADITION

## OF DOWNTOWN

When we speak of Downtown Dalton Architecture, we are referring to the traditional street-front commercial buildings. Their facades were built in many sizes, shapes, and styles, but usually followed the same basic design. Facades of this type lined the street on both sides. One next to the other, they formed strong and solid blocks, marked by the rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized, and coordinated appearance. Any given facade while uniquely individual was visually related to its neighbors to form a contextural whole.

The consistency of this building tradition brought about a unity which strengthened the downtown as a whole. If Downtown Dalton today is to benefit by this unity, then changes to buildings must respect this tradition.

STOREFRONT HAS BEEN  
COVER WITH WOOD SIDING

NEWLY RENOVATED  
STOREFRONTS



Historically, Downtown facades complemented and reinforced one another. Compare the building facade above. Notice how the "remodeling" of the old facade has destroyed its continuity. It is no longer visually tied together. Each facade is unrelated to the next, and the character of the building group, as a whole, suffers.

When rehabilitating an existing storefront or designing a new one, remember that the emphasis should be on transparency; that is large glass areas to draw the shopper's attention through the storefront into the store itself. Most all basic storefronts were composed in a three part arrangement; an entrance and glassed display area, a cornice or horizontal sign panel at the top of the storefront, and low bulkheads at the base to protect the windows and define the entrance as discussed in the next section.



## PROBLEM

ONE TENNANT OCCUPIES SEVERAL BUILDINGS AND VISUALLY NEEDS TO TIE THEM ALL TO ONE BUILDING, WITH PLYWOOD SIDING IN THIS CASE.



## ALTERNATE SOLUTION

RENOVATE THE INDIVIDUAL STOREFRONTS TO MAINTAIN THE 'DOWNTOWN ARCHITECTURE' VISUALLY TIE THE BUILDINGS TOGETHER WITH AWNINGS & COLORS OF THE SAME CHARACTER.

Certain materials and design elements should never be used on historic commercial structures. A shingled mansard roof, imitation brick or stone, rough textured wood siding, aggregate and metal siding are all examples of materials which are not appropriate to the context to the Dalton Historic District. Also, using a historical style which is inappropriate to the building should be avoided.

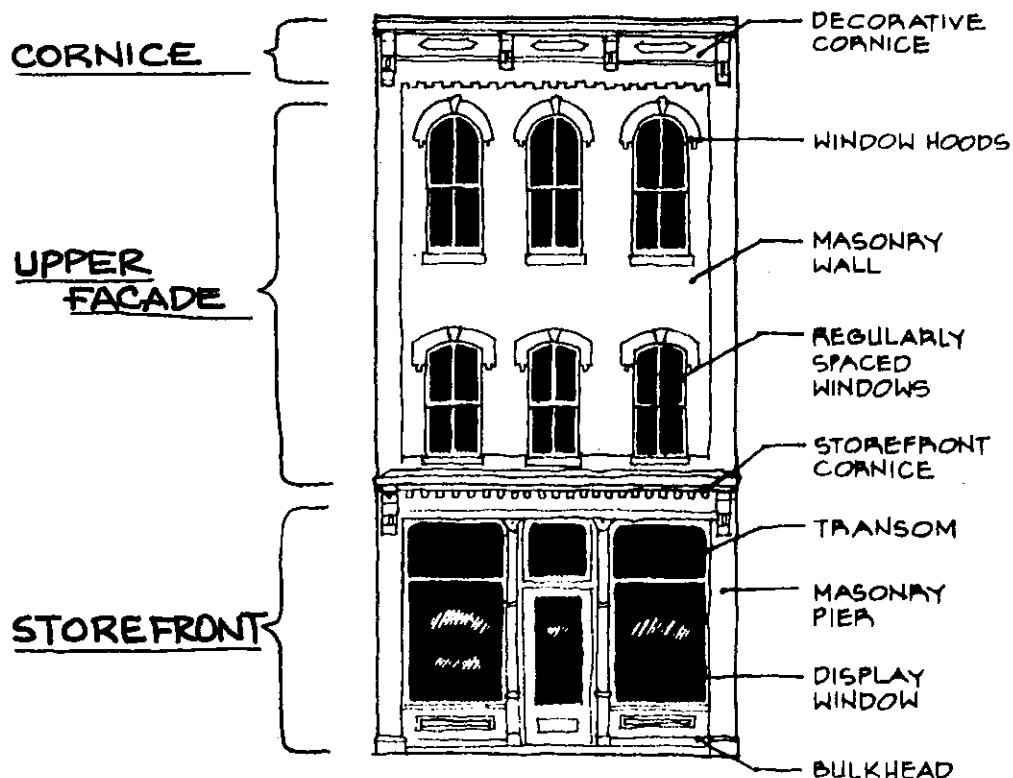
## POINTS TO REMEMBER

- AVOID CONCEALING ORIGINAL FACADE MATERIALS
- IF ORIGINAL MATERIALS ARE COVERED, CONSIDER REMOVAL OF THE COVERING TO EXPOSED THE ORIGINAL MATERIALS.
- IF YOU CANNOT DUPLICATE THE ORIGINAL MATERIALS, USE: BRICK OF UNIFORM COLOR, PAINTED WOOD OF SIMILAR PATTERNS, &/OR DUPLICATED DETAILS FROM NEW BUILDING MATERIALS.

# THE STOREFRONT

To gain a better understanding of the Dalton's Downtown Architecture, the basic storefront should be studied.

Basically, downtown commercial buildings are composed of three distinct parts or divisions: a cornice found at the top of a building; an upper facade; and the storefront itself. Generation after generation, the storefront changes while the upper facade stays the same, deteriorates or is hidden behind a screen.



TYPICAL STOREFRONT

The cornice caps the facade with a visual and physical top. The upper facade usually contains windows giving rhythm and detail to the street. The storefront of the building is found at the street level.

Problems arise when one portion of the building's facade is emphasized over other elements. Shingled mansard roofs, phony colonial design, covered transoms, imitation brick or stone, rough textured wood siding, and aggregates are all common treatments which destroy a building's architectural balance. Many buildings no longer relate to the upper facade and cornice in presenting a cohesive unit to the street and surrounding buildings.

If you plan to rehabilitate an existing storefront, a little research may turn up historic photos of your building. The Whitfield/Murray Historical Society is a good source of old photographs. However, you need not always recreate the exact historic appearance, but designs imitating historic themes should be avoided. Colonial doorways, shuttered storefronts, and small window panes are 18th century design elements which do not belong on buildings of later periods such as the ones in Dalton.

A successful commercial building improvement program must involve the entire structure. Window frames and sashes, cornice repair and the repointing of damaged mortar are all concerns which must receive attention. As mentioned, the traditional storefront was originally composed of these distinct parts. This visual harmony is as valid today as it was in the past.

The following are some ideas to think about as you plan your rehabilitation project:

1. Keep the storefront in its place - Many problems with the facades today are a result of this fact: the storefront has been allowed to stray out of its natural place within the facade. A general rule for future remodeling can be stated as follows: a storefront should be designed to fit inside the original opening and not extend beyond it.
2. The Recessed Entry - The traditional storefront usually had a recessed entry at the front door. With the entry recessed it left the display windows next to the sidewalk while emphasizing the door.

3. Storefront Windows - The traditional storefront was composed almost entirely of windows. This allows plenty of natural light into a typically narrow, windowless space and relieves the closed in feeling.

4. Choosing Materials - The choice of materials can be critical to the overall success of your storefront design. Today, many remodeled storefronts exhibit materials which look out of place in the downtown area, because of color, texture, or their combination. Not only do they clash with traditional facades, but often they are not pleasing designs in their own right. You should materials which are compatible with existing materials on your building and use similar design elements which were originally present on your building.



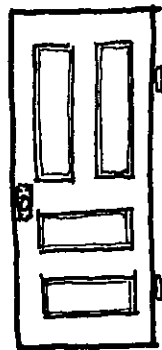
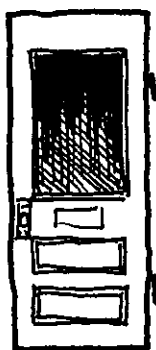


# DOORS

Historically, the storefront entry was more than just a door. Tall and stately in proportion and built of wood with a large glass panel, the door's design and appearance reflected its commercial importance. Very few original storefront doors are still in existence along Dalton's main streets. They have been replaced by the standard aluminum and glass commercial door. Although lacking in historic character, aluminum doors are usually unobtrusive. However, if you want to enhance the personality of your storefront, you should consider some of the following options.

1. If traditional appearance is not a concern, make a careful choice of a door based on the total design of your storefront. Your door should look compatible with the rest of your storefront.
2. If your storefront is to retain its original character, usually a wood door with a tall glass panel will help to enhance the overall character of the building.

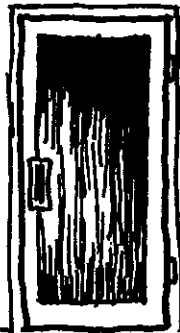
## APPROPRIATE DOOR TYPES



USUALLY  
GREATER  
THAN 6'-8"  
IN HEIGHT

USE DOORS THAT HAVE PROPORTIONS THAT ARE MORE VERTICAL. PANELS OF BOTH WOOD OR GLASS SHOULD BE CONSIDERED.

3. If you choose an aluminum door, try to select a dark, anodized finish rather than the metallic color.

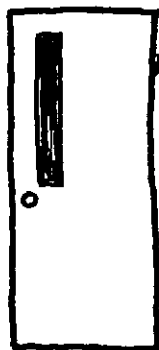


IF YOU HAVE AN EXISTING ALUMINUM & GLASS DOOR & CHOOSE NOT REPLACE, THE FRAMES SHOULD BE PAINTED A DARK COLOR.

ALUM. FRAME  
ALL GLASS

4. The secondary door (usually serving an upper floor stairs) should fit into the overall facade design without drawing attention away from the main door.

5. Avoid overdecorated doors, i.e., window grills, designs, and moldings that look out of place on the storefronts.



WOOD DOORS WITH SMALL GLASS PANELS SHOULD NEVER BE USED.

6. Maintenance - If the doors in your building are old, but workable, you should consider keeping them. However, if they are wood, they do require maintenance. Their maintenance is very similar to wood windows maintenance (see section on UPPER STORY WINDOWS).

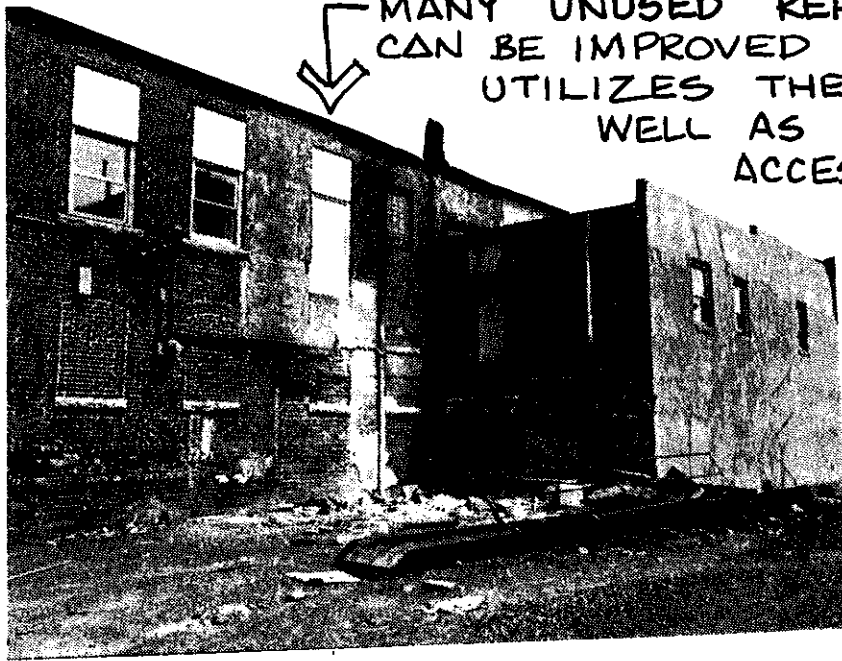
# REAR ENTRANCES

The 'alley space' behind buildings is usually forgotten. It is usually unkempt and unattractive, providing only a space for deliveries and garbage pick-up. However, the architecture on the rear of many buildings was quite often as detailed as the front and usually has not been covered up with "false" facades.

ARCHITECTURAL DETAILS &  
WINDOW ARCHES CAN BE SEEN  
ON MANY REAR FACADES  
IN DOWNTOWN DALTON.

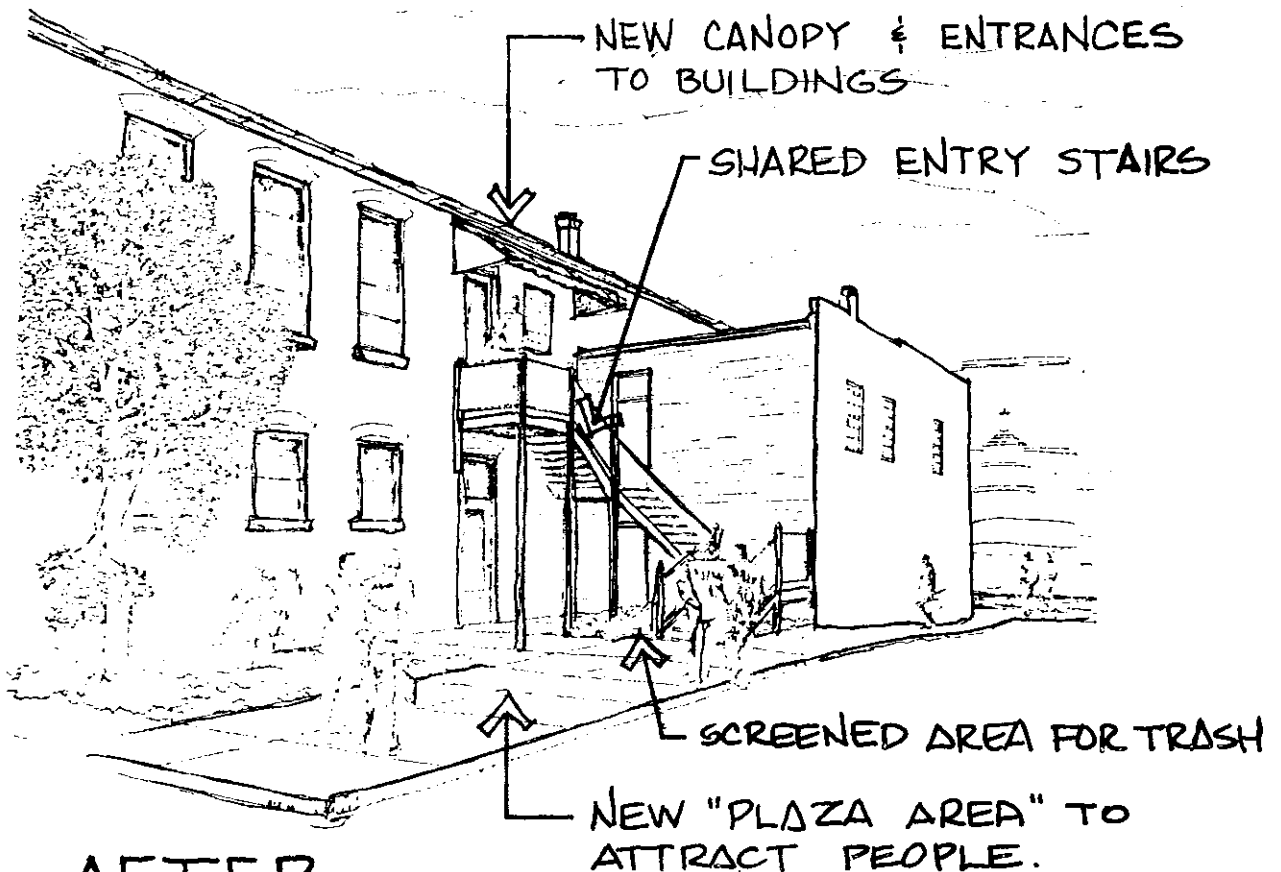


NEWLY RENOVATED "REAR  
ENTRANCE". NOTICE HOW MUCH  
BETTER THE APPEARANCE IS  
COMPARED TO OTHERS.



↙ MANY UNUSED REAR ENTRANCES  
 CAN BE IMPROVED TO HELP  
 UTILIZES THE AREA AS  
 WELL AS CREATING NEW  
 ACCESS TO THE  
 UPPER STORIES.

BEFORE



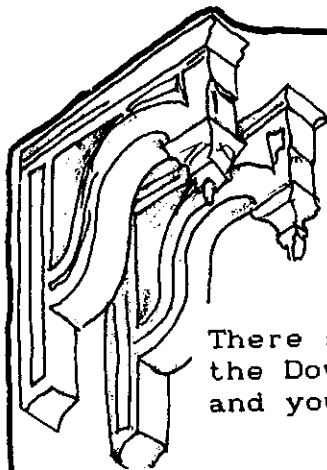
AFTER

Many vistas exist in the downtown area which expose the rear facades of existing buildings, and with the potential of more parking areas behind the buildings, the backs of the buildings are coming into full and open view. Because of this, the property owner should be aware of rear appearances. If you are considering adding a rear entrance, some points to consider are:

1. Would added walk-through traffic help or hinder your business ?
2. Although the two are similar, the rear entry should not compete with the storefront in importance.
3. Like the storefront, the rear entry requires identification. Open up a back window and use it for display. Add an awning for accent.
4. Consider the use of the rear entry - will deliveries and/or trash pick-up conflict with a rear entrance. Perhaps a central location could be used for the trash for several stores.
5. Maintain the rear of your building.

With good design and proper maintenance, these rear entrances can become attractive and convenient for Downtown Dalton Shoppers.

# HISTORIC ARCHITECTURAL DECORATION



There still remains several unique architectural details in the Downtown Dalton Area. Take a close look at your building and you may discover some undiscovered architectural details.

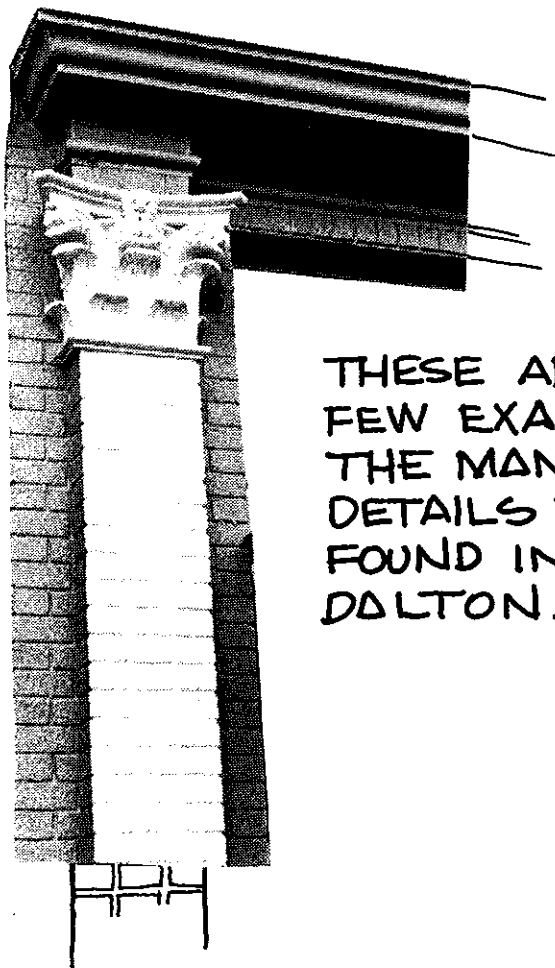
Historically, architectural decorations were used freely on the facades of downtown buildings. These decorations are perhaps the most striking aspects of the traditional facade, thus making them essential to preserve.

The first step in preserving detailing is knowing what kind of decoration you have. Basically, there are five types of materials to identify:

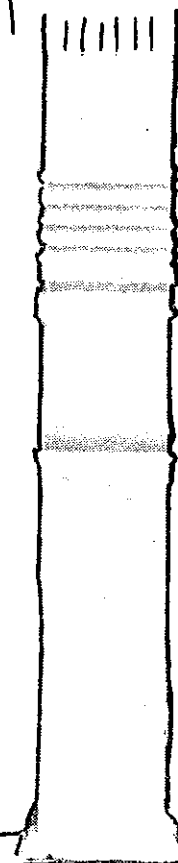
1. Masonry - Decorative masonry includes both brick and stone work. The problems to look for are those for masonry in general. (also see the section on Masonry)
2. Cast Iron and Sheet Metal - Metal decorations are usually found on buildings constructed before 1900. Therefore, in Dalton any decorative metals will be a valued asset to your building.
3. Wood - Wood details are usually subtle, like moldings around windows, but still important to the total facade. In checking for problems, look for soft, dry, or split areas in wood surfaces. Once these problems are cured, they can be prevented through regular maintenance.
4. Terra Cotta - This is a ceramic material, which offered flexibility in form, color, and detail. Problems with terra cotta will usually be the same as for masonry.
5. Decorative Glass - Beveled, stained, leaded, and etched glass are all forms of decorative glass.

Any historic detail should be treated with care. First, repair and maintain what you have. If it is necessary to replace the detail, duplicating or complementing the original. The addition of any fake "historic" decoration to make a facade look old should be avoided. This will inevitably cheapen and detract from the quality of the facade.

# ARCHITECTURAL DETAILS OF DALTON



THESE ARE ONLY A  
FEW EXAMPLES OF  
THE MANY ARCHITECTURAL  
DETAILS THAT CAN BE  
FOUND IN DOWNTOWN  
DALTON.



# UPPER

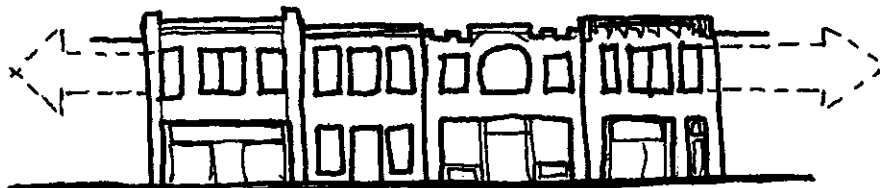
## STORY WINDOWS



← UPPER STORY WINDOWS  
HELP ESTABLISH A  
UNIFORM PATTERN OR  
RHYTHM FOR THE  
DOWNTOWN ARCHITECTURE.

The upper story windows of downtown buildings create a repeated pattern that helps tie together all the downtown facades. However, these windows usually are deteriorated, have been inappropriately replaced, or boarded up. This not only greatly changes and detracts from the character of the building but the streetscape as well.

Pay close attention to window sash and sills. To maintain these properly, old paint should be scraped and deteriorated portions repaired or replaced with new sections. If windows are missing or have deteriorated beyond repair, a replacement window should match the original in materials, style and configuration. For example, a double hung, two-over-two sash window, should not be replaced by plywood sheets or a single fixed pane of glass.





# MASONRY

The vast majority of the Historic District in Downtown Dalton is constructed of masonry. Even though masonry is a durable material, it is still susceptible to many problems which result from both age and moisture. Perhaps the area which should be inspected the most for decay is the mortar or the joints in masonry. However, if the masonry has been painted previously, carefully study whether to repaint or remove the existing paint.

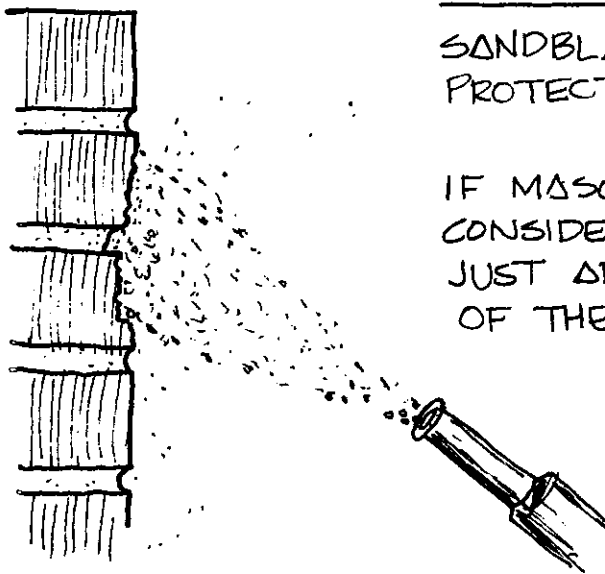
**CLEANING MASONRY** - The decision to clean masonry can be a very involved one once all the options are considered. Cleaning masonry is a very technical process and professional advice should be utilized. These are several acceptable cleaning procedures used today. The gentlest method which is effective for your building should be used.

The most common method of cleaning unpainted brick is high pressure water (under 600psi) or steam cleaning. Another method is to use a mild detergent and bristle brush or chemical solutions. Sandblasting should never be used because it can damage or erode the building surface.

## NEVER SANDBLAST !

SANDBLASTING REMOVES THE PROTECTIVE 'CRUST' FROM BRICKS

IF MASONRY IS ALREADY PAINTED CONSIDER LEAVING IT THAT WAY. JUST ADD A FRESH COAT OF PAINT OF THE APPROPRIATE COLOR.

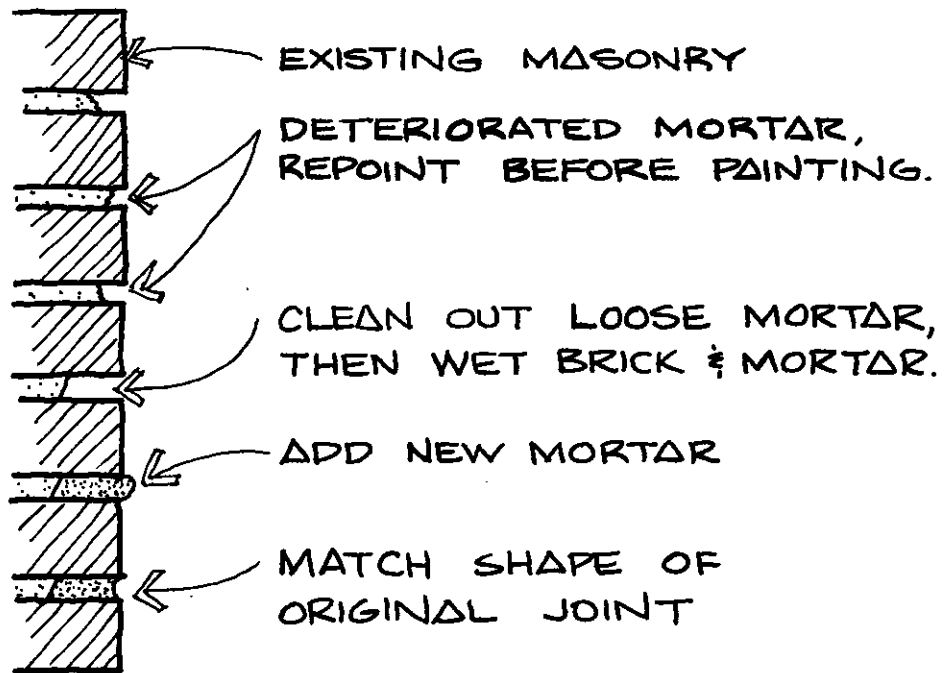


Once a cleaning method is selected, you should select a test spot and clean a small area of masonry to see how the cleaning will react with your masonry. If possible, this area should be allowed to weather for several months. Any problems with the cleaning method should show up within this period. Now you can proceed with your cleaning, but remember to proceed with caution because you can easily cause irreparable damage to your building.

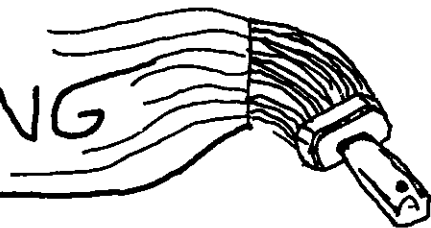
**MORTAR JOINTS** - When mortar joints decay usually repointing is necessary. Repointing involves the process of scraping out the loose, sandy mortar and replacing it with fresh, new mortar. Before removing the loose mortar, observe the existing joint to determine the type of joint that was used. The new joint should match the original in size, design, color, and texture. (also see Painting Your Building)

# A GUIDE FOR : REPOINTING MASONRY

HOW TO REPOINT MASONRY



# PAINTING YOUR BUILDING



Painting and/or repainting an old building can cause a very dramatic change in the appearance of your building for relatively little money. Several steps need to be considered before the actual painting starts:

1. Decide what type of condition the exterior surface is in. Does it need cleaning? Check all wood. Is it sound or rotting? Replace all rotting wood. Is any rust present on metal surfaces? If so, clean and prime the metal before painting. If you have a masonry building and would like to paint it instead of cleaning it and leaving it natural, check all mortar joints. If the building needs repointing, do it before painting. And always remember to make building colors compatible to the surrounding restored buildings.

Also, see the section on Masonry for additional information on masonry cleaning.

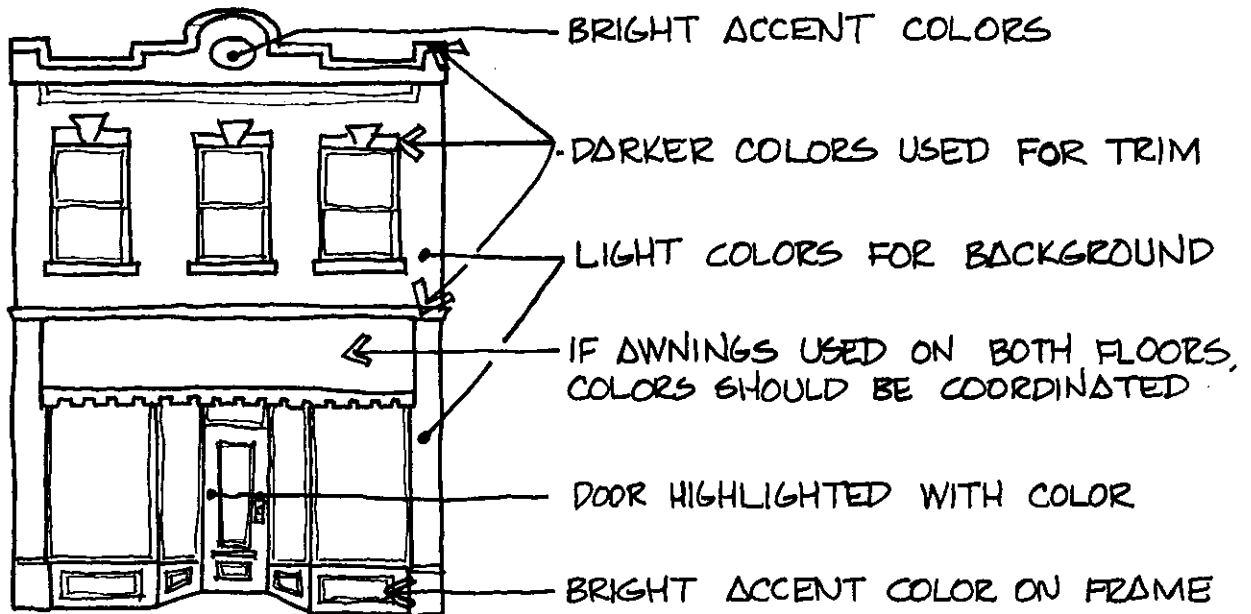
2. Reglaze all broken windows (install new glass). Replace damaged putty with a glazing compound. Wait two to three days for the compound to dry before painting.

3. Remove all loose paint with putty knife or wire brush, patch nail holes and splits with wood putty, and sand smooth.

4. Take samples of existing paint to help determine the original colors of the building. Consult with a professional to help select the actual colors to insure that they will blend with the surrounding building and enhance the architectural intent of the design.

# A GENERAL GUIDE FOR:

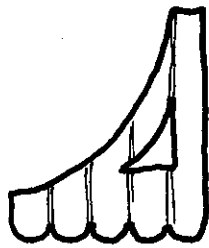
## CHOOSING COLOR



Be careful to choose colors for your building in relation to the entire block or even the entire downtown. The color of your building can affect the overall character of Downtown Dalton. Traditionally, building trim was painted in a decorative manner, a contrasting shade darker or lighter than the main building color (usually a natural brick color). The paint should define the trim, but should not be so loud that it overpowers the building.

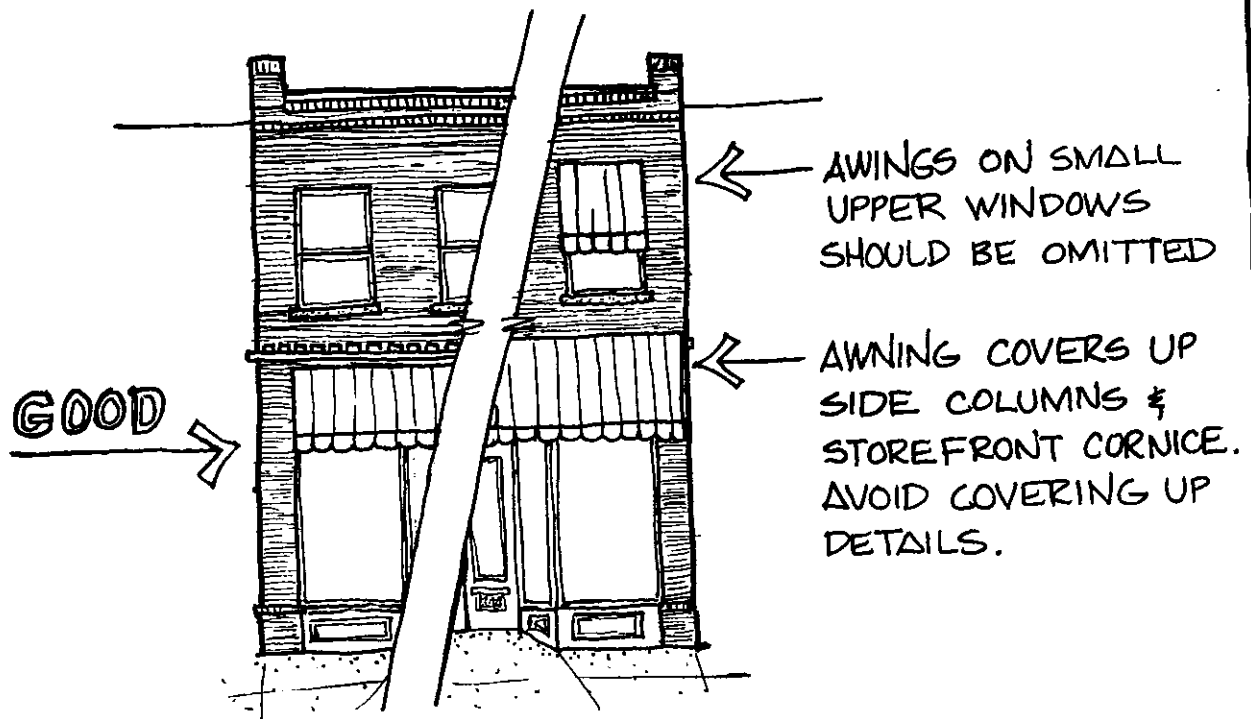
5. Once a color and paint manufacturer is selected, remember to always follow the manufacturer's written instructions published on each can of paint. Also, a better quality paint will cost a little more, but will last longer and will not fade or peel as quickly and will usually give a better coverage.

6. Aluminum frames have often replaced the original wood frames. The shine and metallic color of aluminum does not complement historic buildings. Consideration should be given to painting the frames a more neutral color. Before painting, it is suggested that the aluminum finish be "roughed up" so the paint will adhere better.



# AWNINGS

An awning is not the solution to every storefront design, but a well designed and appropriately placed awning can save you money, spruce up your storefront, and create a pleasant sidewalk space for shoppers.



TYPICAL STOREFRONT AWNING

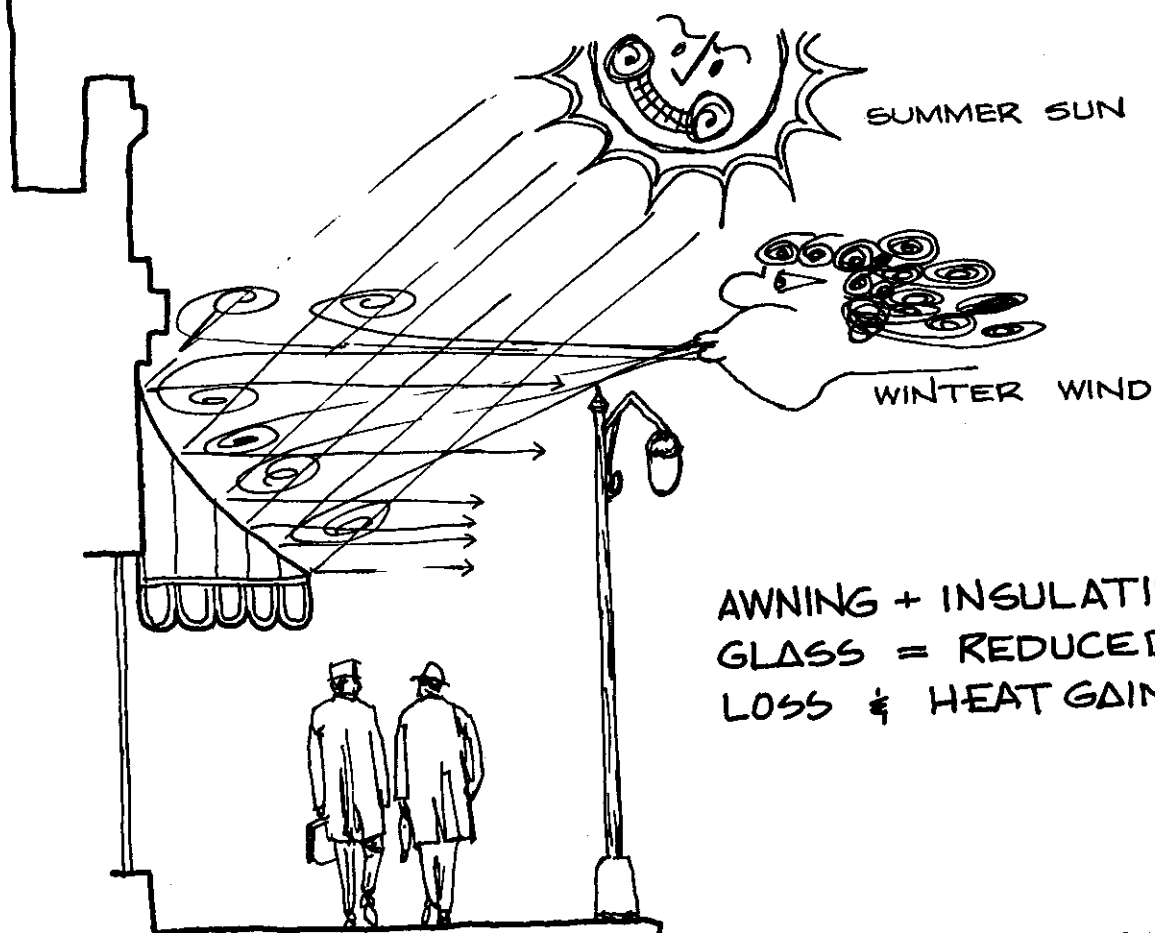
Careful attention should be given to the design of an awning. You should consider how it will appear in relation to the scale of your building and how it relates to existing architectural features. Look at your neighbor's building and imagine how the addition of an awning will affect the character of the streetscape.



The material you choose for your canopy is very important because it can determine the impression your building will have on the general public. Of all the materials available, care should be taken to choose the material which is appropriate with the age of the building. Plastic and cedar shakes are too contemporary for most buildings in the District, while aluminum is primarily residential in character and may detract from the historic character if it is simply "added to" the building.



Awnings can be designed to help regulate the amount of sunshine that penetrates your windows. An operable fixture allows the sun to shine into your building on cold days and can be extended to shade your windows in hot sunny weather.



# SIGNS

Signs are an important part of the Downtown Dalton facade. With a sign, you call attention to your place of business and also create an individual image. Many times merchants try to "out do" one another with large flashy signs. Some types are not appropriate in keeping with the historic character of your building. This includes large hanging plastic signs and over sized signs placed on top of the building or applied over the upper facade.

When choosing a sign, you should pay close attention to the size (how much and what you want to say on the sign), color (avoid flashy, Day-Glo colors), lighting (the light source should be as inconspicuous as possible), and lettering style (the lettering expresses the personality of your business).

AWNING SIGN - GOOD VISIBILITY AND  
HELPS TO EMPHAZISE ENTRANCE



FLUSH-MOUNTED (USUALLY SET  
IN EXISTING BUILDING SIGN PANEL)  
GOOD VISIBILITY

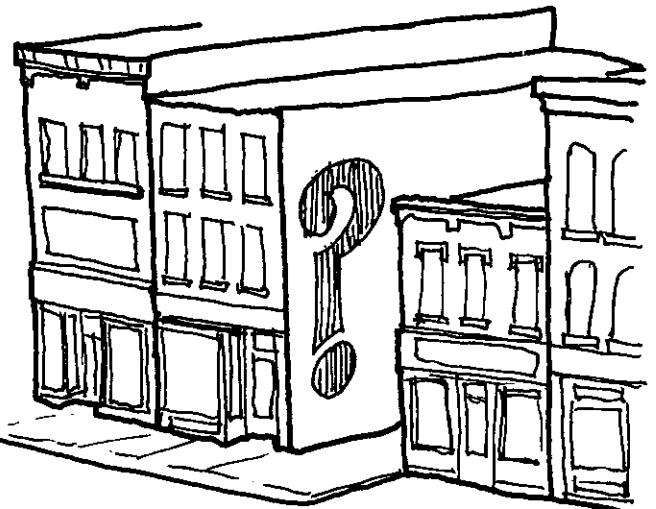
WINDOW SIGN - EFFECTIVE FOR  
PEDESTRIAN TRAFFIC

The most important idea which should be considered when designing or choosing a sign is that your entire building presents an image that acts as a sign. The appearance of your building is more subtle than a word sign, but it can be more effective. Also, any sign must comply with the City of Dalton Sign Ordinance which can be reviewed in the Building Inspector's Office.

## REMEMBER :

- ⇒ SIGNAGE IDENTIFIES YOUR BUSINESS & PROJECTS YOUR BUSINESS PERSONALITY
- ⇒ TO CAREFULLY STUDY THE LOCATION OF YOUR SIGNAGE & HOW IT RELATES TO OTHER SIGNS IN THE HISTORIC DISTRICT.

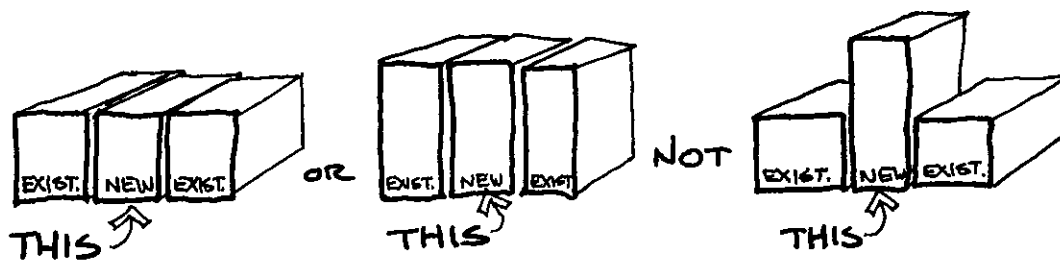
# NEW CONSTRUCTION



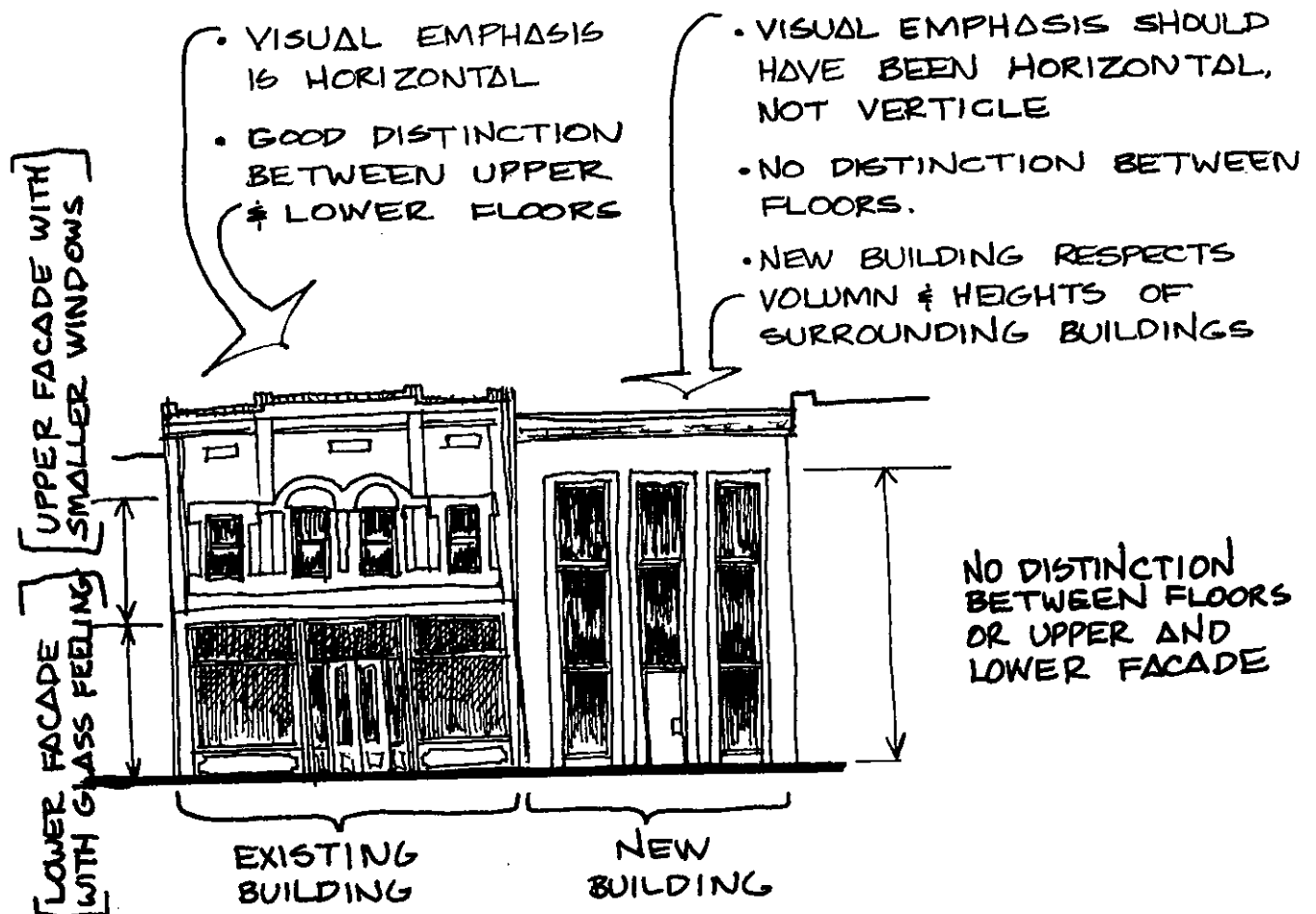
A few vacant or undeveloped lots exist within the Downtown Dalton Area, but how these spaces are treated is critical to the overall Historic District. The design of any new structure in the District is of utmost importance because it must harmonize with the character which is being preserved within the Historic District.

Contemporary designs and materials, executed in a manner sensitive to the District, are strongly encouraged. Economic feasibility and durability of proposed improvements, in addition to aesthetic harmony, should be primary concerns. How well the construction will coordinate in materials, scale, size, setting, spatial relationships, color, and details with the immediate neighbors must be considered.

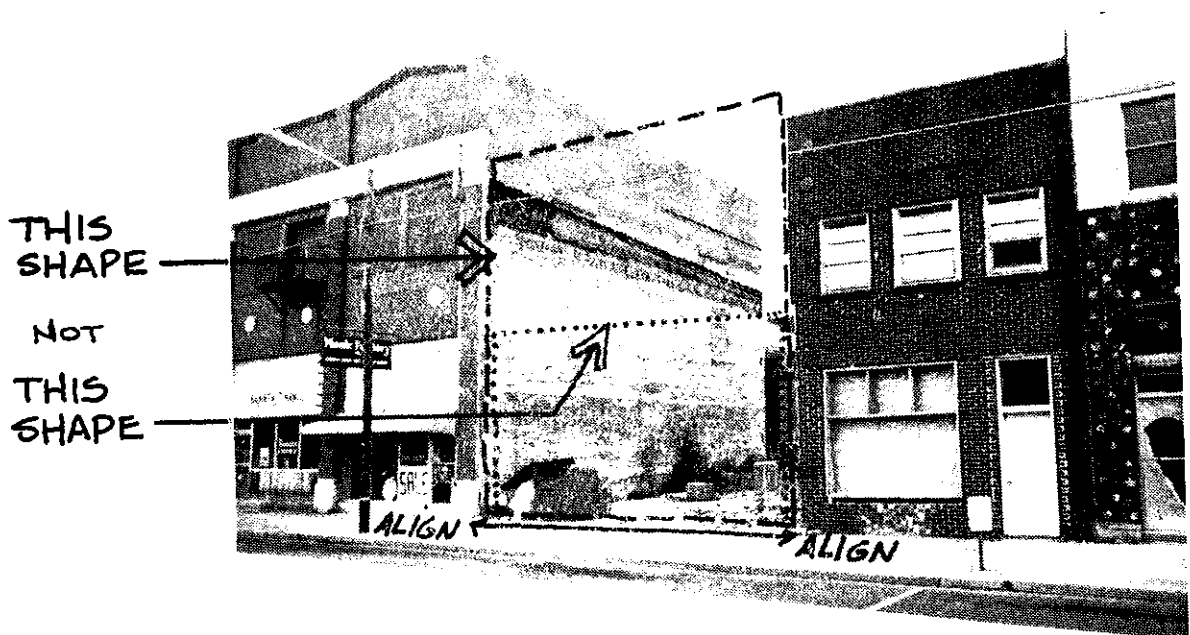
DO NOT IMITATE styles. "Theme designs" such as colonial, western, and victorian as well as unusual shapes should not be used. All of these "designs" will disrupt the continuity of the street rhythm. You should try to borrow traditional elements and use them in new ways.



BUILDING HEIGHTS AND MASS (the volumn of the building) should respect the surrounding buildings. Visual emphasis is sometimes vertical , sometimes horizontal, depending on the surrounding buildings.



SETBACKS are described as where the building should be located on the property and how far back from the property lines it must be. Since the Historic District has a zero setback requirement, the building can be placed on the property line. Most of the Historic District is made up of storefronts located at the sidewalk with no setback. All construction should maintain this alignment at the sidewalk.

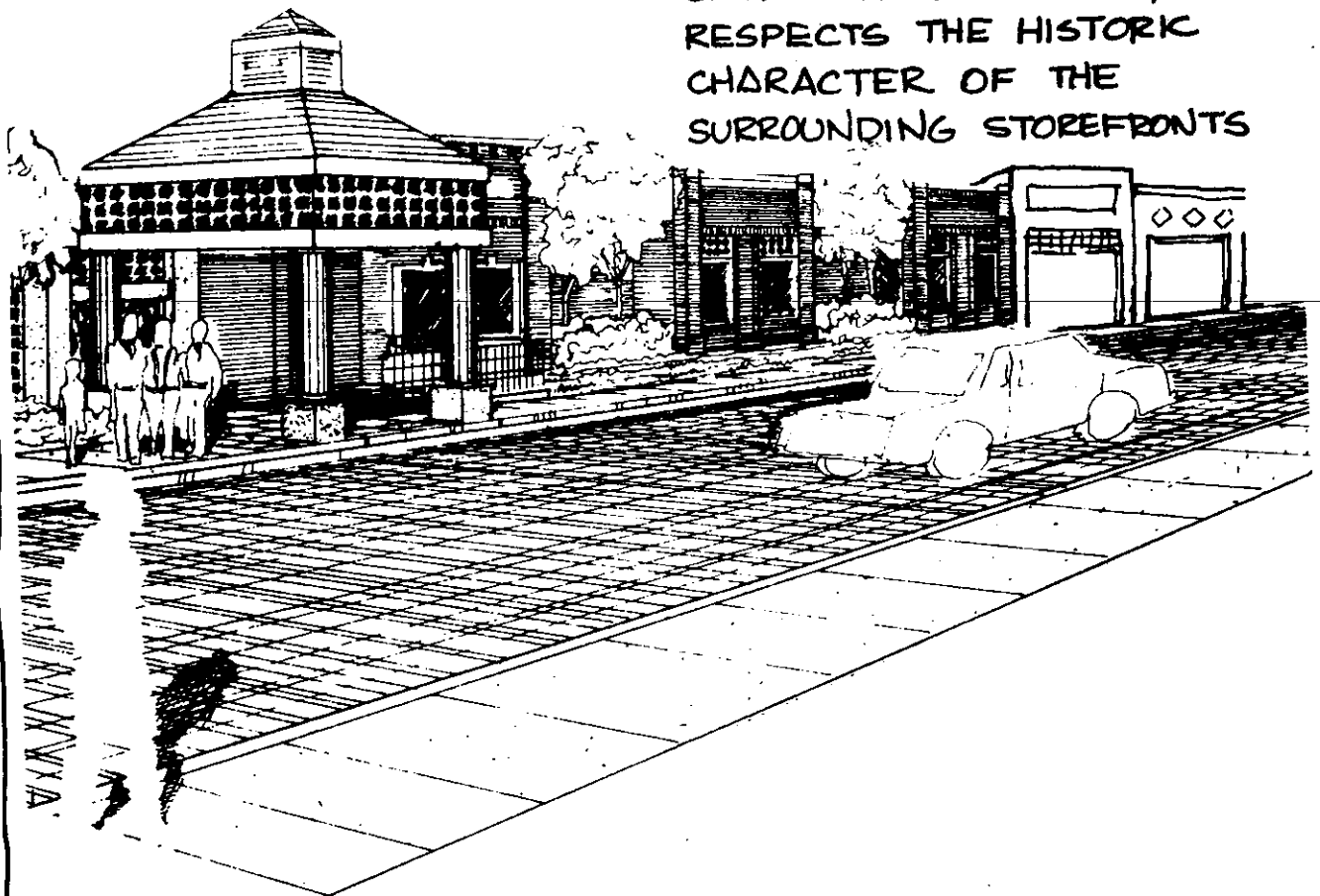


ALL BUILDINGS &/OR CONSTRUCTION SHOULD ALIGN AT THE SIDEWALK EDGE. IF THE NEW STRUCTURE NEEDS TO BE SETBACK FROM THE SIDEWALK, THE SIDEWALK EDGE SHOULD BE AT LEAST VISUALLY MAINTAINED BY PERHAPS A RAILING OR PLANTER DONE IN THE CHARACTER OF DOWNTOWN DALTON.

NEW STOREFRONTS should maintain the tripartite configuration, but done with contemporary materials. (see Section D - Storefronts). The design should not imitate the surrounding historic buildings, but it should complement the existing elements in the adjacent buildings. Maintain design elements such as sign panels, awnings, display glass, bulkheads upper story windows, but use contemporary materials.

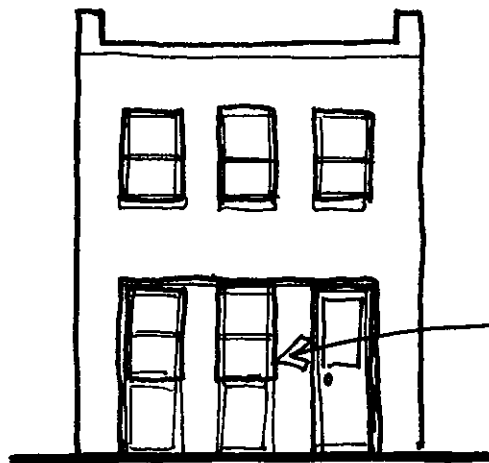
The relationship of materials, texture, and color of the facade of a building should be visually compatible with the predominant materials used in the buildings to which it is visually related.

NEW CIVIC BUILDING MAINTAINS  
CONTEMPORARY STYLING, YET  
RESPECTS THE HISTORIC  
CHARACTER OF THE  
SURROUNDING STOREFRONTS



The placement of the building's fenestration and facade details should be carefully studied in the adjacent buildings to help establish a framework in the design of a new structure.

In "Downtown Architecture", a distinction between the upper and lower facade must be maintained. The first floor was traditionally a large glassed area with the upper area a more solid area using smaller windows with verticle appearance.



THIS EXAMPLE HAS A DISTINCTION BETWEEN THE TWO FLOORS, BUT THE "GLASS AREA" ON LOWER LEVEL DOES NOT EXIST.

MAINTAIN FULL 'GLASSED' APPEARANCE ON STREET LEVEL.



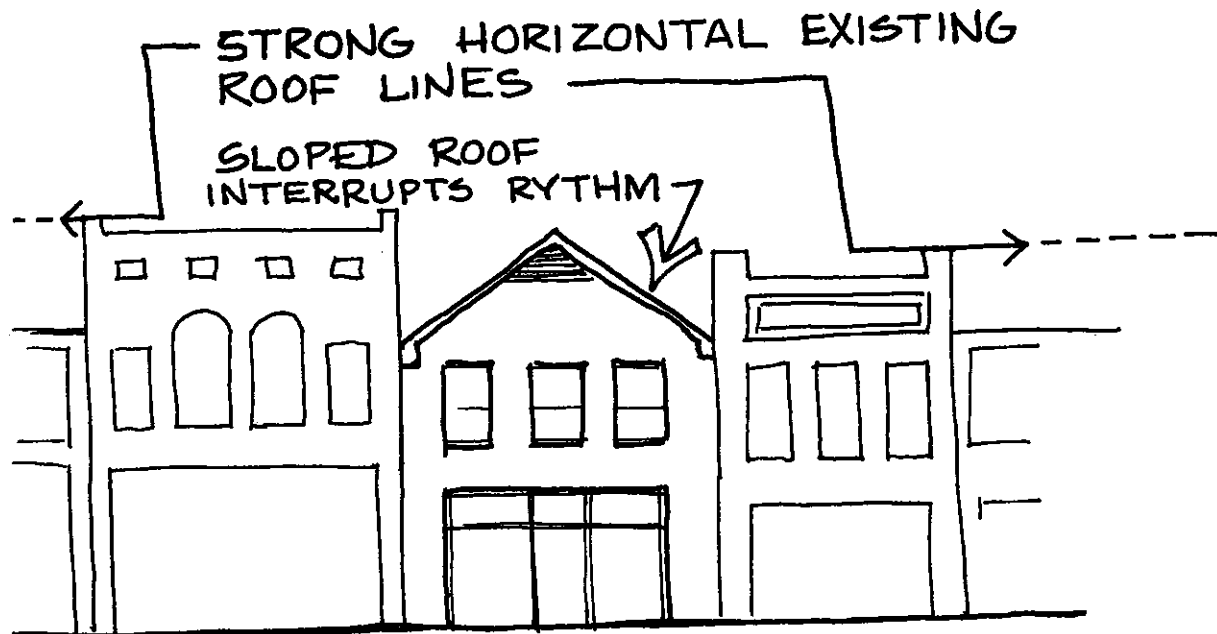
ORIGINAL 'SIGN PANEL' HAS BEEN RETAINED.

GLASSED APPEARANCE HAS BEEN RETAINED.

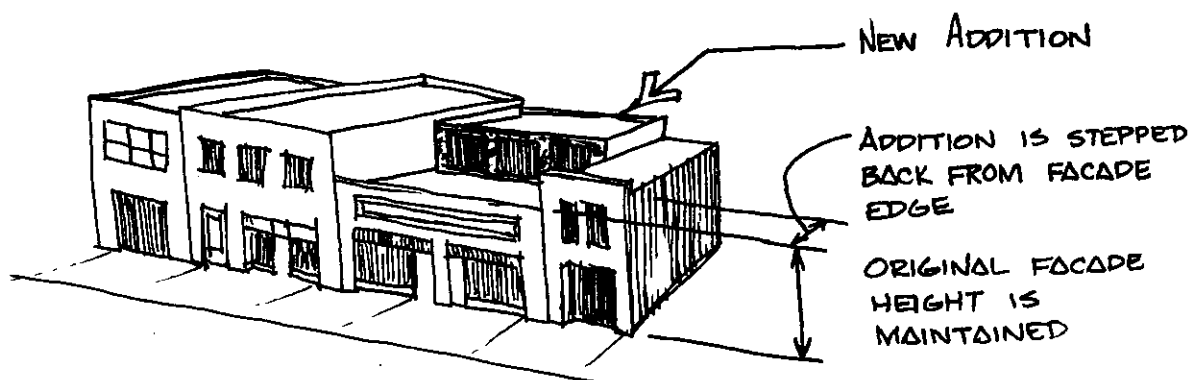
GLASSED STREET LEVEL APPEARANCE HAS BEEN ENCLOSED WITH SMALL WINDOWS

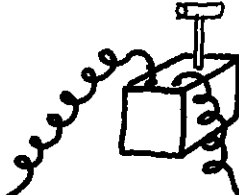
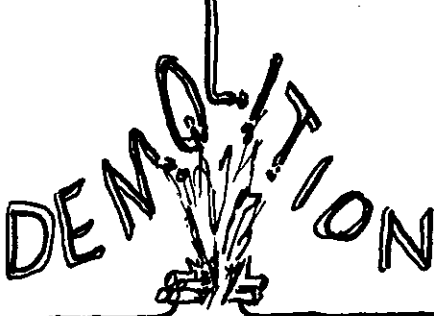


ROOFS should always maintain a flat or horizontal appearance. Hipped, gabled, sloped roofs should be avoided in storefront design.



Adding an additional floor to an existing building should maintain the original facade height. This can be accomplished by stepping the new addition back from the front of the building. Care design considerations should be given to the stucture design of this type of addition.





Demolition is an occurrence that usually has regrettable effects on a historic district. Once a historic structure has been demolished, its original character cannot be fully reproduced and is lost forever. Some ideas to be considered before you plan to demolish a building are:

1. Could my building be sold to someone who could use it? The Historic Commission and the DDDA may be helpful in finding potential buyers.
2. Could the building be rehabilitated to still serve my needs, usually at a lower cost than a new building?
3. Are there other sites which may be more suitable for my needs?
4. Many buildings in the Historic District share common walls which might make demolition of your building very expensive if not impossible. Consult an architect or structural engineer if you think this may pertain to your building.
5. If all avenues have been explored and the building is still to be demolished, any architectural details should be saved, then the building should quickly be torn down and the debris hauled away.

## **DEMOLITION IN THE COMMERCIAL AREA**

**Buildings that contribute to the historical and architectural integrity of the downtown district should not be demolished.**

Demolition should only be approved if one or more of the following conditions are met:

1. Where public safety and welfare requires the removal of a structure or building.
2. Where economic hardship has been demonstrated, proven, and accepted by the Historic Preservation Commission.
3. Where the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report there should be a separate report that details future action on the site.
4. Where buildings have lost their original architectural integrity and no longer contribute to the character of a district.

If demolition is the final result significant architectural details should be removed and saved for exhibit purposes or for reuse on future rehabilitation projects.

## **MAINTENANCE ADVICE - COMMERCIAL BUILDINGS**

### **MASONRY AND MORTAR**

1. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, waterblasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
2. Repointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is generally not appropriate due to the hardness of the mortar versus the softness of the brick.
3. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is discouraged.

### **ROOFS, CORNICES, CHIMNEYS**

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.
2. Know what metals are used in your cornice or roof's flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.
3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with a iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys or flue stacks should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture.

### **GUTTERS AND DOWNSPOUTS**

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water effectively away from the

building. Seal all cracks in downspouts with silicone caulk or sealants.

2. The use of splash blocks to keep water away from the foundation is recommended.
3. Gutters and downspouts which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

#### ***FOUNDATIONS***

1. All water should drain away from a building and should not enter the foundation.
2. Trees, shrubs, and other plants should be kept well away from the foundation to prevent damage from moisture and root movement.

#### ***PORCHES AND EXTERIOR ORNAMENTATION***

1. Use pressure treated wood for exterior repairs and replacement.
2. Keep all porch and trim elements painted.

#### ***ENTRANCES***

1. Doors, transoms, and sidelights should be kept clean and the glass should be continually washed.
2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.
3. Doors with stained wood finish should be kept varnished and paint over the wood finish is not recommended.

#### ***WINDOWS***

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.
2. Windows should be kept caulked and sealed to aid in energy conservation.
3. Shutters and blinds should be kept painted and in good repair.
4. Old or deteriorated curtains or shades behind windows should be removed or replaced.

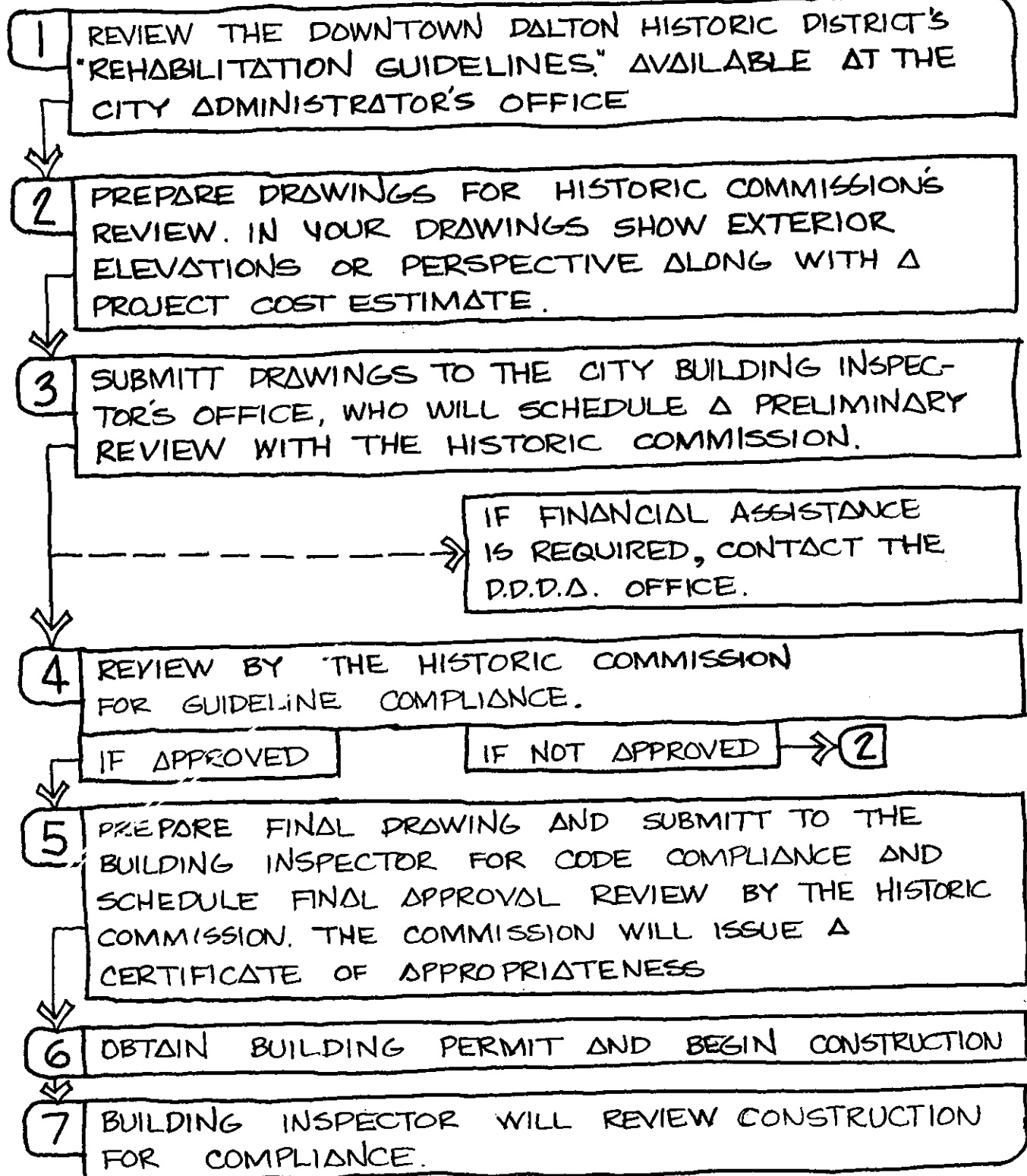
### **AWNINGS**

1. Canvas awnings should be washed periodically and kept in good repair.
2. Awning hardware should be regularly checked for rust or loose mechanisms.
3. Awnings which become torn or otherwise deteriorated should be replaced.

### **SIGNS**

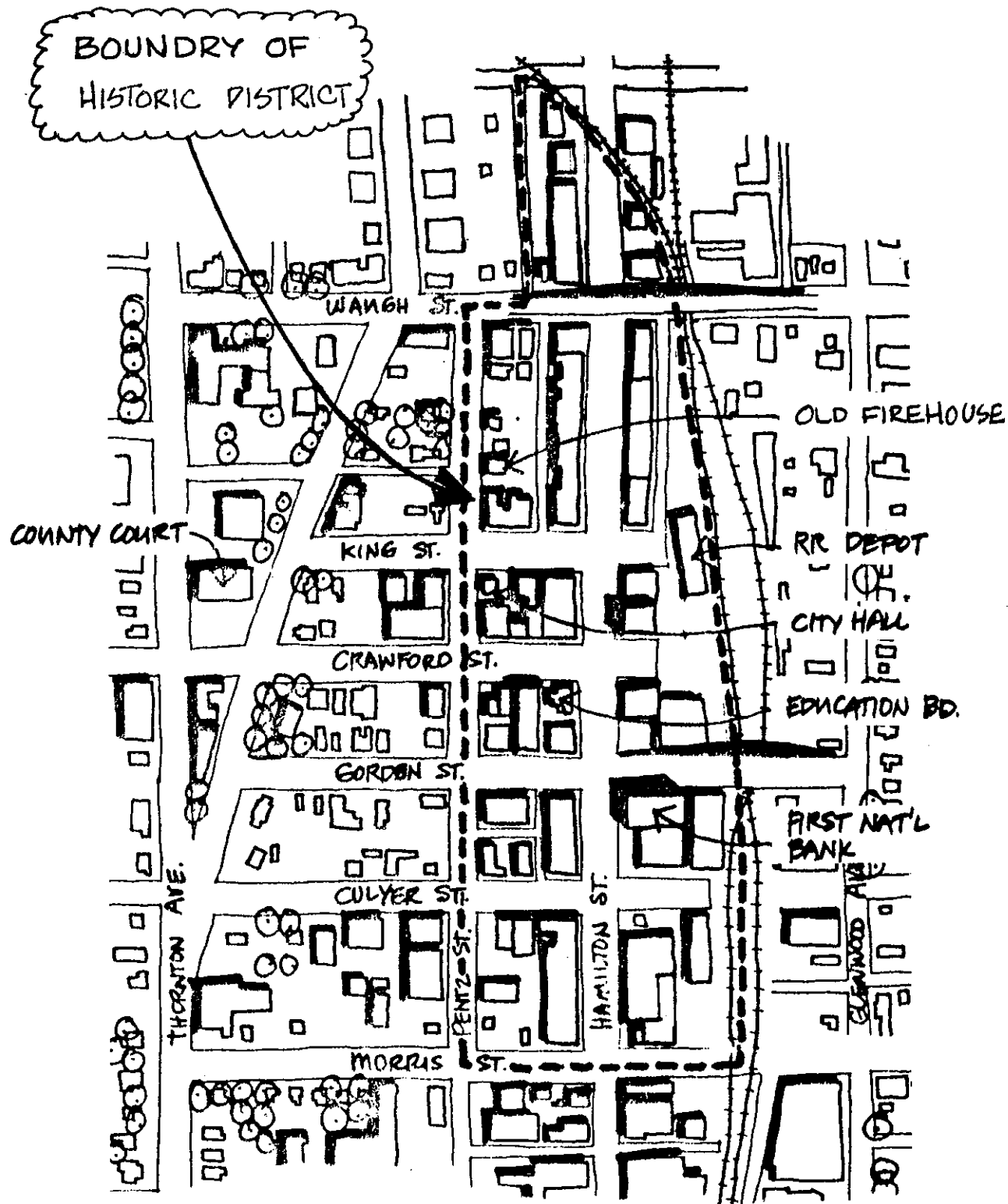
1. Abandoned signs and sign hardware should be removed from buildings (unless historic).
2. Signs should be kept painted and mounting bolts should be checked to make sure they are secure.
3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.

# REHABILITATION PROCESS CHART



# MAP OF DOWNTOWN DALTON

## HISTORIC DISTRICT





DOWNTOWN DALTON DEVELOPMENT AUTHORITY  
APPLICATION FOR FACADE REIMBURSEMENT

THE UNDERSIGNED HEREBY REQUEST(S) AN AGREEMENT FROM THE DOWNTOWN DALTON DEVELOPMENT AUTHORITY INDICATING ITS WILLINGNESS TO REIMBURSE THE FOLLOWING DESCRIBED PROJECT WITHIN THE CENTRAL BUSINESS DISTRICT. THE PROPOSED PROJECT IS LOCATED AT: (ADDRESS)\_\_\_\_\_

---

1. THE UNDERSIGNED HEREBY AGREES THAT THEIR FACADE DESIGN BE APPROVED BY THE HISTORIC COMMISSION (IF THE STRUCTURE IS WITHIN THE HISTORIC DISTRICT).

2. THE PROJECT WILL BE FINALIZED BEFORE REIMBURSEMENT CAN BE MADE AND ALL EXPENDITURES WILL BE FULLY DOCUMENTED.

3. ENCLOSED HEREWITH, THE UNDERSIGNED HAS ATTACHED THE FOLLOWING:

- \_\_\_\_\_ (1) PLAT SHOWING THE EXACT LOCATION OF PROPOSED PROJECT.
- \_\_\_\_\_ (2) ONE (1) FACADE RENDERING OF THE PROPOSED PROJECT.
- \_\_\_\_\_ (3) LETTER OF APPROVAL FROM THE HISTORIC COMMISSION (IF REQUIRED).
- \_\_\_\_\_ (4) DETAILED COST ESTIMATE OF RENOVATION PROJECT.
- \_\_\_\_\_ (5) COPY OF BUILDING PERMIT

DATE \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_

HISTORIC PRESERVATION COMMISSION

CITY OF DALTON, GEORGIA

CERTIFICATE OF APPROPRIATENESS

AFTER CONSIDERATION OF THE APPLICATION OF \_\_\_\_\_

AND REVIEW OF THE DRAWING AND PLANS SUBMITTED IN SUPPORT THEREOF, THIS COMMISSION FINDS THAT THE PROJECT AS PROPOSED WOULD HAVE AN APPROPRIATE EFFECT ON THE AESTHETIC, HISTORIC OR ARCHITECTURAL SIGNIFICANCE OF THE HISTORIC DISTRICT OF THE CITY OF DALTON.

THE HISTORIC PRESERVATION COMMISSION HEREBY APPROVE THE APPLICATION AS SUBMITTED. THE APPLICANT MAY PROCEED WITH THE PROPOSED PROJECT IN CONFORMANCE WITH THE BELOW-STATED REQUIREMENTS:

- 1) ADHERENCE TO THE "STANDARDS FOR HISTORIC PRESERVATION PROJECTS" AS PROMULGATED BY THE SECRETARY OF THE INTERIOR.
- 2) ADHERENCE TO THE PROPOSED PLANS, DRAWINGS AND SUPPORTING DOCUMENTATION SUBMITTED WITH THE APPLICATION.
- 3) COMPLIANCE WITH ALL APPLICABLE BUILDING, SIGNAGE AND SAFETY CODES AND ORDINANCES.

4) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_.

HISTORIC PRESERVATION  
COMMISSION OF THE CITY  
OF DALTON.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY

# BUILDING CODE REVIEW

The following is taken from the "Standard Building Code" as adopted by the City of Dalton..

Section 101.4, "Existing Buildings" and Section 101.5, "Special Historic Buildings and Districts" are for general use and a complete "Standard Building Code" may be reviewed at the City Building Inspector's Office.

## **101.4 — EXISTING BUILDINGS**

(a) Alterations, repairs or rehabilitation work may be made to any existing building without requiring the building to comply with all the requirements of this code provided that the alteration, repair or rehabilitation work conforms to the requirements of this code for new construction. The building official shall determine, subject to appeal to the Board of Adjustments and Appeals the extent, if any, to which the existing building shall be made to conform to the requirements of this code for new construction.

(b) Alterations, repairs or rehabilitation work shall not cause an existing building to become unsafe as defined in Section 103.4.

(c) If the occupancy classification of an existing building is changed, the building shall be made to conform to the intent of this code for the new occupancy classification as established by the building official.

(d) Repairs and alterations, not covered by the preceding paragraphs of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this code or in such manner as will not extend or increase an existing non-conformity or hazard, may be made with the same kind of materials as those of which the building is constructed; but not more than twenty-five (25) percent of the roof covering of a building shall be replaced in any period of twelve (12) months unless the entire roof covering is made to conform with the requirements of this code for new buildings.

## **101.5— SPECIAL HISTORIC BUILDINGS AND DISTRICTS**

The provisions of this code relating to the construction alteration, repair, enlargement, restoration, relocation or moving buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as Historic Buildings when such buildings or structures are judged by the building official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts. The applicant must submit complete architectural and engineering plans and specifications bearing the seal of a registered professional engineer or architect.